

CAPSULE SUMMARY

McCormick House

HA-2061

727 North Hickory Avenue

Bel Air, Harford County

1934 c.

Private

The McCormick House has an L-shaped footprint, rests on a solid stone foundation, and is two stories in height. It is four bays across on the façade, one of which is a front-gable projecting bay. In the angle of the ell is a shed-roof porch supported with square wood posts and balusters. It has one exterior-end, shouldered, stone chimney, the walls are clad with vinyl siding, and the side-gable roof is sheathed with slate shingles. There is one circa 1934 detached garage associated with this property.

The McCormick House is a representative example of a modest Colonial Revival-style two-story dwelling dating to 1934 within the Town of Bel Air, Maryland. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States, as can be seen with the numerous Colonial Revival houses in Bel Air. Many of the Colonial Revival-style houses exhibited in Bel Air come in either the Four Square, Cape Cod, or the rectangular two-story, side-gable type. This dwelling is a modified version of the two-story, side-gable type adding a projecting front-gable bay to the façade. This dwelling does not appear to be a kit house but rather designed and built by a local contractor. The McCormick House is located within the Ingleside Addition, platted in 1923, and is surrounded predominantly by Colonial Revival houses and Craftsman bungalows from the 1920s to the 1950s.

7. Description

Inventory No. HA-2061

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Exterior Description

Built circa 1934, the McCormick House at 727 North Hickory Avenue is located on a level grassy lot sited back from the street. Facing west, it is surrounded by several trees and shrubs and is fronted with foundation plantings. A paved driveway leads to the two-car garage to the rear of the house.

The McCormick House has an L-shaped footprint, rests on a solid stone foundation, and is two stories in height. It is four bays across on the façade, one of which is a front-gable projecting bay. In the angle of the ell is a shed-roof porch supported with square wood posts and balusters. It has one exterior-end, shouldered, stone chimney, the walls are clad with vinyl siding, and the side-gable roof is sheathed with slate shingles. The roof has slightly overhanging eaves and a boxed cornice.

The entrance on the façade (west elevation) contains a 6-panel wood door with slightly raised panels and a brass pull handle. The entry is illuminated with an elliptical transom and 4-light/1-panel sidelights, both with beveled glass. The porch floor and the steps leading to the porch are stone. The first and second stories are pierced with three 8/8 double-hung, vinyl-sash windows. Each of the windows are double-hung, vinyl-sash windows except where noted. The windows feature square-edged, aluminum-clad surrounds. An attic-story, round louvered vent is located in the projecting gable bay.

The south elevation features a handicap ramp, and is pierced with two 8/8 windows flanking the chimney on both the first and second stories. Flanking the chimney on the attic story are two 6-light, wood casement windows. The porch deck wraps around from the west elevation to the south elevation. The south elevation has one basement window that has been in-filled with brick. Continuing to the rear elevation, the first story has a central, modern 9-light/2- raised panel wood door covered with a shed-roof portico on a wood post foundation. The portico has square balusters and posts. Flanking the central entry is one 8/8 window and one fixed window with metal tracery. The second story contains three 8/8 windows and the gable dormer contains one 8/8 window. The dormer is clad with slate shingles. Brick stairs descend to the 15-light French doors that provide entry into the basement.

Finally, the north elevation is pierced with three 8/8 windows on the first story and two on the second story. The attic story contains two 6-light wood casement windows similar to the south elevation. Above the attic story is a round, louvered vent. The basement features one 1-light awning wood window. The location of the windows suggests this elevation may have originally contained an exterior-end, stone chimney similar to the south elevation.

Interior Description

The interior plan of the McCormick House consists of a center hall with a dog-leg stair flanked by a living room to the south and what was originally a dining room and a kitchen to the north. Today the living room, dining room, and each of the bedrooms on the second floor are used as offices, however, they will be referred throughout the description to their original uses. Throughout the hall, dining room, and living room are replacement 2 ½ inch pine floorboards, and the walls and ceiling are covered with painted stucco. The baseboards in these spaces consist of a splayed filet and a cyma recta in the base molding profile. A modern denticulated crown molding consisting of a cyma recta and a fascia molding

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2061

Name McCormick House
Continuation Sheet

Number 7 Page 1

embellishes the hall, living room, and dining room. Modern 15-light French doors provide access to the living room and dining room. The door and window surrounds in the hall, living room, and dining room are not historic and consist of a double molding of a fascia and a cyma recta terminating with an astragal molding. The dog-leg stair in the center hall features a curtail step, turned newel post, tapered balusters, a rounded balustrade, and an open stringer with curvilinear stair brackets. A coat closet is located on the north wall in the hall and has a modern 6-panel wood door. This closet is not original to the plan of the house. The rear section of the hall has carpet covering the floor, which continues down the straight-flight stair to the basement.

Both the living room and dining rooms feature a chair rail around the perimeter of the room, of which the molding profile consists of a cavetto, a half round, a cavetto, an astragal bead, terminating with a ovolo molding. The fireplace on the south wall has a marble hearth and surround with a wood paneled mantel and a wood shelf that does not appear to be original. The mantel molding profile consists of a cyma recta and a cavetto molding.

It appears the kitchen was partitioned in the 1990s to make space for a small storage room accessed through double doors in the dining room. The modern doors to the storage room and throughout the house are 6-panel (slight raised panels) and appear to date to the 1990s. Carpet covers the floor of the storage room and it has similar baseboard, chair rail, crown molding, surrounds, and walls as the dining room.

The kitchen has a ceramic tile floor and similar materials to the living room including the walls, surrounds, and baseboard. The crown molding is similar to the living room except it is slightly smaller in size.

Three bedrooms, one hall closet, and one bathroom are located on the second floor. The master bedroom contains one closet and one bathroom and the two smaller bedrooms each contain one closet. The fixtures in the bathrooms appear to be replacements. However, the ceramic tile covering the walls and floors appear to be original. An enclosed dog-leg stair leads to the third floor, however, the single-leaf door to the stairway has been removed. The second floor features similar materials to the living room including the floorboards, walls, ceiling, baseboard, and chair rail. The crown molding is similar to the kitchen and the doors are similar to the modern doors mentioned previously. The third floor finished attic space is one room used as a conference room.

The basement appears to have been finished in the 1990s to accommodate the commercial use of the building. It contains one bathroom, one closet, three separate rooms, and one hall space that accesses each of the rooms. The basement has been finished with drywall and a dropped ceiling with acoustic tiles and it has similar materials to the first floor such as the baseboard and chair rail.

Secondary Resources

The circa 1934 garage is one-and-a-half stories high, and two bays wide on the façade. It is wood-frame construction with a front-gable, asphalt-shingle roof and the walls are clad with vinyl siding. The foundation was not visible at the time of the survey. It has two roll-up, paneled wood doors and the front gable contains one 12-light fixed vinyl window. It has overhanging eaves and a boxed cornice.

8. Significance

Inventory No. HA-2061

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates 1934

Architect/Builder Unknown

Construction dates 1934

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The McCormick House is a representative example of a modest Colonial Revival-style two-story dwelling dating to 1934 within the Town of Bel Air, Maryland. This house features a side-gable roof and an L-shaped footprint with a projecting front-gable bay very similar to 54 West Gordon Street (HA-1790), which was built in 1931 as the first one of this house type in Bel Air according to historian, Marilynn M. Larew.¹ It also features a front porch, an exterior-end chimney, and asymmetrical fenestration. These characteristics are common to the Colonial Revival style fashionable from the turn of the twentieth century through the 1940s. Between World War I and II, Colonial Revival was the most popular historic revival house style in the United States, as can be seen with the numerous Colonial Revival houses in Bel Air. Many of the Colonial Revival-style houses exhibited in Bel Air come in either the Four Square, Cape Cod, or the rectangular two-story, side-gable type. This dwelling is a modified version of the two-story, side-gable type adding a projecting front-gable bay to the façade. Many of the Craftsman and Colonial Revival houses from the 1910 to the 1930s constructed in the United States were purchased as "kit" or "mail-order" houses or were constructed by local builders mimicking plans taken from catalogues of companies such as Sears and Roebuck or the Aladdin Company. This dwelling does not appear to be a kit house but rather designed and built by a local contractor. The McCormick House is located within the Ingleside Addition, platted in 1923, and is surrounded predominantly by Colonial Revival houses and Craftsman bungalows from the 1920s to the 1950s.

Development of Bel Air: Late 19th and Mid 20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

¹ Marilynn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 259.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2061

Name McCormick House
Continuation Sheet

Number 8 Page 1

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilyn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.²

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.³

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.⁴

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁵ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁶

² Larew, p. 170.

³ Larew, p. 172.

⁴ Larew, pp. 173-176.

⁵ Larew, pp. 181-183.

⁶ Larew, pp. 181-181.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2061

Name McCormick House
Continuation Sheet

Number 8 Page 2

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned the lots on September 22, 1924 and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of twenty-five feet wide and 100 feet deep. Block B of this addition contains forty-seven lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. Following the war, Bel Air regained its population numbers as it was experiencing in the 1930s and numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

McCormick House

The McCormick House is located at 727 North Hickory Avenue in Bel Air, Maryland in the Third District of Harford County, which was originally part of Poplar Grove. Poplar Grove, a farm at the north edge of Bel Air consisted of 376 acres, was purchased by James and Elizabeth McCormick in 1844. James and Elizabeth McCormick had eight children that were raised on Poplar Grove including; Frederick, Elizabeth, Purcell, Rebecca, Albert, Teresa, Henderson, and James Lawrence. Following the death of James Monroe McCormick in 1878, Poplar Grove farm was conveyed to James Lawrence McCormick, age 16. The property stayed in the McCormick family until 1929, at which time it was sold to Orley G. Reedy, who continued to operate it as a dairy farm. The Poplar Grove farmhouse (HA-1080) is still extant. Reedy sold approximately 126 acres of the dairy farm in 1985, at which time it was annexed into the Town, subdivided and became a residential development called Majors Choice. The obituary of James Lawrence McCormick (son of James M. McCormick) explains that this farm had the first pure-bred Guernsey cattle in the county. The Poplar Grove farm also served as encampment for soldiers during the Spanish-American War (1898).

The land on which the dwelling at 727 North Hickory Avenue is located was originally part of Poplar Grove farm. Poplar Grove farm was divided between the surviving children and this particular parcel of land that was conveyed to Elizabeth McCormick Finney, daughter of James M. and Elizabeth McCormick in 1884. Elizabeth Finney was married to a

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2061

Name McCormick House
Continuation Sheet

Number 8 Page 3

Ebenezer Finney, a local minister. Finney conveyed just over sixteen acres to her youngest brother, James Lawrence McCormick, in 1920. In 1933, James L. McCormick and his wife, Martha, conveyed a part of this land to their son, James M. McCormick, and his wife, Anna Dorman McCormick and the house appears to have been built at this time. The property was then sold in 1945 to Charles F. and Margaret T. Pickett soon after Anna McCormick was widowed. Charles Pickett died in 1970 and his wife remained at 727 North Hickory Avenue until 1984, a total of 39 years. The house was purchased in 1985 by Bruce and Lynn Hawkins. Bruce Hawkins was the son of the developer for Majors Choice, R. Burton Hawkins. Bruce and Lynn Hawkins renovated the house in 1985, however, Bruce Hawkins died shortly thereafter in an automobile accident. In 1990, the property was purchased by Tybradan Investments, Inc. and it now functions as a law office.

Chain-of-Title

Information taken from Bel Air Courthouse

April 3, 1884	Grantor: Mary J. McCormick, et al Grantee: Elizabeth McCormick Finney Deed Book ALJ 48 Folio 409
December 10, 1920	Grantor: Elizabeth McCormick Finney Grantee: J. Lawrence and Martha McCormick Deed Book JAR 171 Folio 441
November 16, 1933	Grantor: J. Lawrence and Martha McCormick Grantee: James Monroe and Anna Dorman McCormick Deed Book SWC 227 Folio 337
December 12, 1945	Grantor: Anna Dorman McCormick (widow) Grantee: Charles F. and Margaret T. Pickett Deed Book GCB 292 Folio 295 <i>Charles F. Pickett died June 24, 1970</i>
December 13, 1984	Grantor: Margaret T. Pickett, et al Grantee: Majors, Inc. (Half Interest) and Chesapeake Homes (Half Interest) Deed Book HDC 1254 Folio 596
September 20, 1985	Grantor: Majors, Inc. Grantee: Bruce L. and Lynn A. Hawkins Deed Book 1286 Folio 1002 <i>Bruce Hawkins died April 20, 1986</i>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2061

Name McCormick House
Continuation Sheet

Number 8 Page 4

March 25, 1988

Grantor: Lynn Hawkins
Grantee: John P. Seisman
Deed Book 1461 Folio 461

September 28, 1990

Grantors: Bernard Dackman and Gordon B. Heyman, Trustees
Grantees: Tybradan Investments
Deed Book 1675 Folio 824

January 12, 1995

Grantors: Tybradan Investments, Inc.
Grantees: Tybradan Investments, Inc.
Deed Book 2216 Folio 653
Confirmatory Deed

9. Major Bibliographical References

Inventory No. HA-2061

Bel Air Courthouse, Land Records. Bel Air, MD
Chesapeake and Potomac Telephone Company of Baltimore City. *Harford County Telephone Directory, 1936, 1950-1951, 1951-1952, 1963*, Baltimore City, MD.
Harford County Historical Society. Vertical Files. Bel Air, MD.
Larew, Marilyn M. *Bel Air: An Architectural and Cultural History, 1782-1945*. Bel Air, MD: Town of Bel Air, MD, 1995.
U.S. Bureau of the Census. The Census of 1920-1930, Harford County, Maryland. Census searched from
<<http://persi.heritagequestonline.com/hqoweb/library>> (7 December 2004).

10. Geographical Data

Acreage of surveyed property	<u>1.847 acres</u>	
Acreage of historical setting	<u>Unknown</u>	
Quadrangle name	<u>Bel Air, MD</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The McCormick House is located at 727 North Hickory Avenue in the Third District of Harford County in the Town of Bel Air. It is associated with tax map 300 parcel 396 of Bel Air, Maryland.

11. Form Prepared by

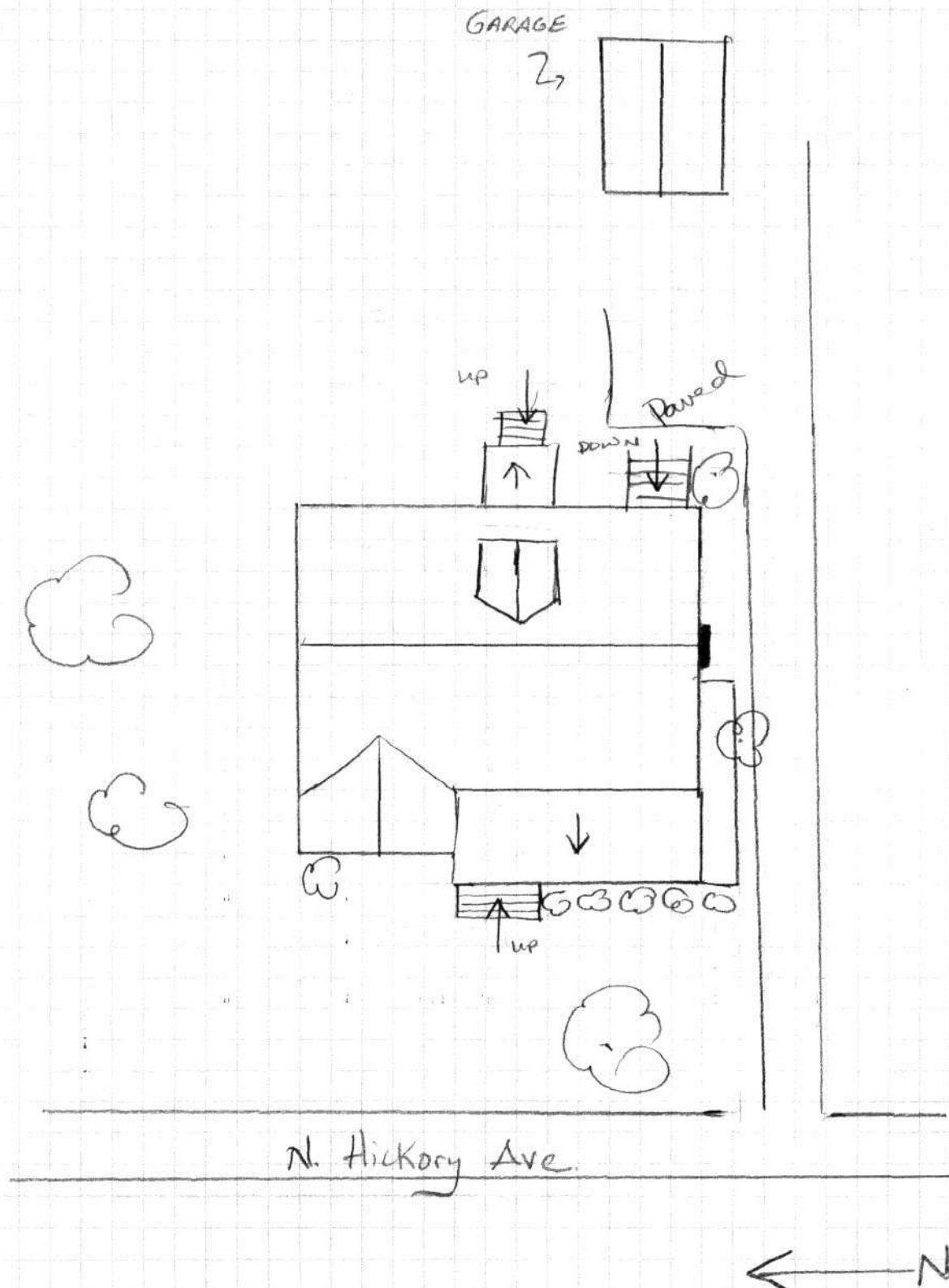
name/title	Kristie Baynard/Principal		
organization	Arcadia Preservation, LLC	date	2/11/2005
street & number	1209 Powhatan Street	telephone	703.798.8124
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

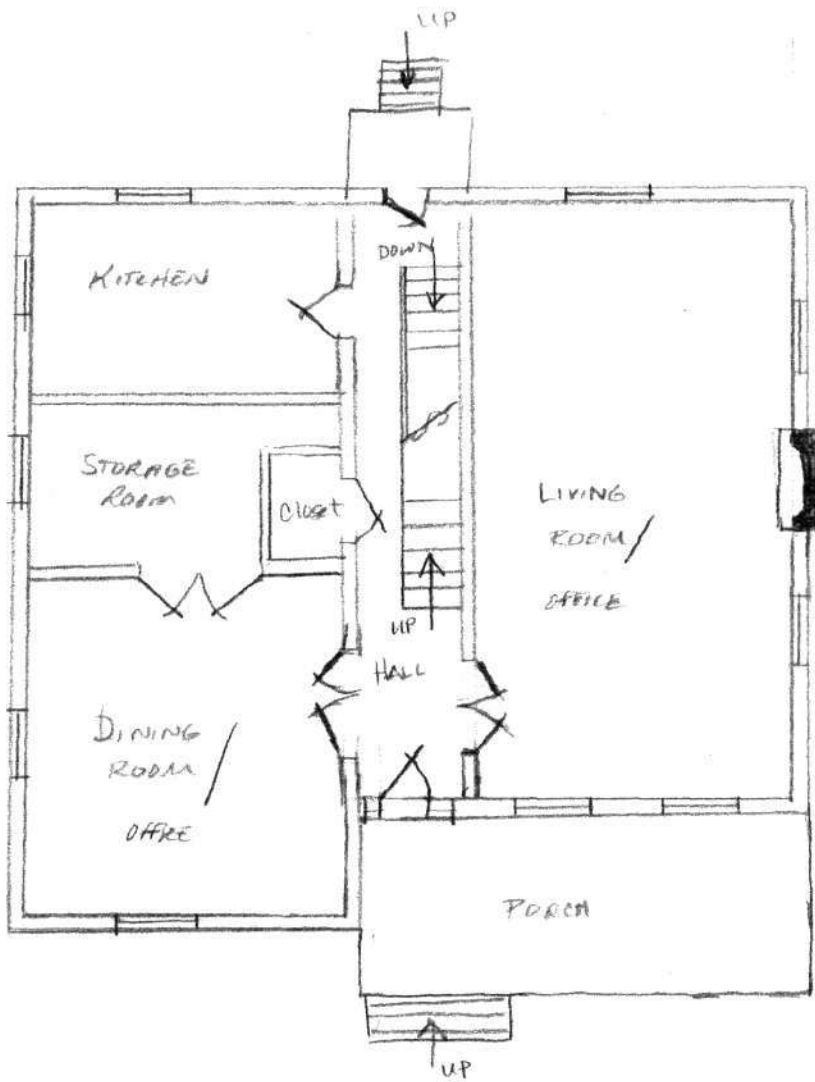
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

HA-2061
McCormick House
727 N. Hickory Ave
Bel Air, MD
Harford Co.
SITE PLAN



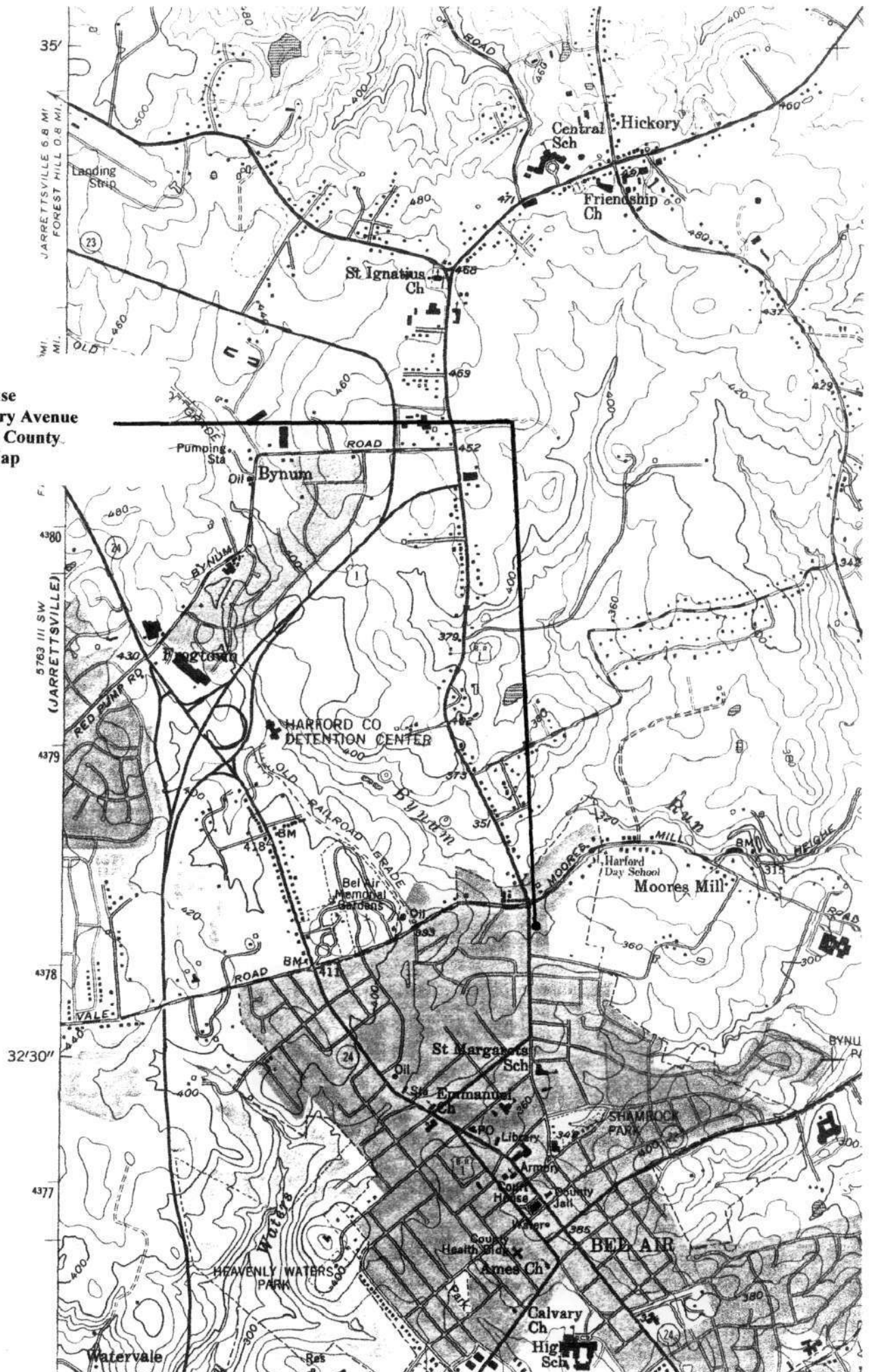
I.D. # HA-2061 Name McCormick House

HA-2061
McCormick House
727 N. Hickory Ave.
Bel Air, Harford County
1st Floor Plan



NOT DRAWN TO SCALE

HA-2061
 McCormick House
 727 North Hickory Avenue
 Bel Air, Harford County
 Bel Air USGS Map





HA-2061
McCormick House
Bel Air, Harford County
Arcadia Preservation
1/2005
MD SHPO

SW CORNER
1 of 9



HA. 2061
McCormick House
Bel Air, Harford County
Arcadia Preservation
1/2005
MD SHPO
SE CORNER

2 of 9



HA-2061

McCormick House

Bell Air, Hartford County

Arcadia Preservation

1/2005

MD SHPO

NE CORNER

3 of 9



HA-2061

McTormick House

Bel Air, Harford County
Arcadia Preservation

1/2005

MD SHPO

1st floor, center hall, view looking east

4 of 9



HA-2061

McCormick House

Bel Air, Harford County
Arcadia Preservation

1/2005

MD SHPO

1st floor, center hall, view looking west

5 of 9



HA-2061
McCormick House

Bel Air, Harford County
Arcadia Preservation

1/2005

MD SHPO

1st floor, living room, view looking SE

6 of 9



AA- 2061

McCormick House

Bel Air, Harford County
Arcadia Preservation

1/2005

MD SHPO

1st Floor, dining room/office, view looking east

749



AA-2061
McCormick House
Bee Air, Harford County
Arcadia Preservation
1/2005
MD SHPO
Kitchen, View looking north
8 of 9



HA- 2061

McCormick House

Bel Air, Harford County

Arcadia Preservation

1/2005

MD SHPS

2nd floor, office/master bedroom, view looking SE

9 of 9